

027.A

0001

0106.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

827,600 / 827,600

USE VALUE:

827,600 / 827,600

ASSESSED:

827,600 / 827,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
106		GRAFTON ST, ARLINGTON

## OWNERSHIP

Unit #: 2

Owner 1: BURD MICHAEL S

Owner 2: BURD SARA M

Owner 3:

Street 1: 106 GRAFTON ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: PHILLIPS CONSTANCE -

Owner 2: HINES STEPHEN -

Street 1: 106 GRAFTON ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7730												G7	1.			

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	822,900	4,700		827,600		271539
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

## USER DEFINED

Prior Id # 1: 18126

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	027.A-0001-0106.2		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	822,900	4700	.		827,600		Year end	12/23/2021	
2021	102	FV	799,400	4700	.		804,100		Year End Roll	12/10/2020	
2020	102	FV	787,600	4700	.		792,300	792,300	Year End Roll	12/18/2019	
2019	102	FV	802,700	4700	.		807,400	807,400	Year End Roll	1/3/2019	
2018	102	FV	711,400	4700	.		716,100	716,100	Year End Roll	12/20/2017	
2017	102	FV	649,700	4700	.		654,400	654,400	Year End Roll	1/3/2017	
2016	102	FV	649,700	4700	.		654,400	654,400	Year End	1/4/2016	
2015	102	FV	591,600	4700	.		596,300	596,300	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
PHILLIPS CONSTA	70936-316		4/30/2018			825,000	No	No					
NEXT HILL DEVEL	45994-483		8/31/2005			575,000	No	No					

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
10/9/2012	1278	Manual	14,000	C					5/18/2018	Measured	DGM	D Mann				
3/18/2005	202	Dormers	60,000			G6	GR FY06	ADD 1 FBTH & RENO	5/30/2013	Info Fm Prmt	EMK	Ellen K				
									3/13/2006	External Ins	BR	B Rossignol				
									10/3/2005	Info Fm Prmt	BR	B Rossignol				

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 99 - Condo Conv		Full Bath: 2	Rating: Very Good																		
Sty Ht: 1T - 1 & 3/4 Sty		A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:																		
Foundation: 2 - Conc. Block		A 3QBth: 1	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 1 - Wood Shingle		A HBth: 1	Rating:																		
Sec Wall: 1	%	OthrFix: 1	Rating:																		
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1																	
Color: BLUE		A Kits: 1	Rating:																		
View / Desir:		Frl: 1	Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C+ - Average (+)		<b>CONDOS INFORMATION</b>																			
Year Blt: 1924	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct: G7	Fact: .	Floor: M - Multi-Level		<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Const Mod:		% Own: 57.000000000		Exterior:	No Unit	RMS	BRS	FL													
Lump Sum Adj:		Name:		Interior:	1	8	4	M													
<b>INTERIOR INFORMATION</b>				Additions:																	
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Kitchen:																	
Prim Int Wal: 2 - Plaster		Functional:		Baths:																	
Sec Int Wall: 1	%	Economic:		Plumbing:																	
Partition: T - Typical		Special:		Electric:																	
Prim Floors: 3 - Hardwood		Override:		Heating:																	
Sec Floors: 1	%	Total: 4.6 %		General:																	
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:		Size Adj.: 1.16169596							GLA	Gross Liv Ar	2,052	350.740	719,716								
Electric: 3 - Typical		Const Adj.: 0.98990101																			
Insulation: 2 - Typical		Adj \$ / SQ: 350.739																			
Int vs Ext: S		Other Features: 105720																			
Heat Fuel: 2 - Gas		Grade Factor: 1.10																			
Heat Type: 1 - Forced H/Air		NBHD Inf: 0.94999999																			
# Heat Sys: 1		NBHD Mod:																			
% Heated: 100	% AC: 100	LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO	Adj Total: 862581			Juris. Factor: 1.00		Before Depr: 366.52														
% Com Wal	% Sprinkled	Depreciation: 39679			Special Features: 0		Val/Su Net: 401.02														
		Depreciated Total: 822903			Final Total: 822900		Val/Su SzAd: 401.02														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 027.A-0001-0106.2												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	10X19	G	GD	1924	35.20	T	30	102			4,700		4,700				
More: N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700															



**AssessPro Patriot Properties, Inc**